

California Debt Limit Allocation Committee
Final Staff Recommendations to be Considered on March 26, 2003
Qualified Residential Rental Project Applications

RURAL PROJECT POOL: \$15,000,000 available in Round 1

| APPL# | APPLICANT | PROJECT NAME | PROJECT Co. | MFH TYPE | AT-RISK PTS | AFFORD PTS | TERM PTS | RENT COMP PTS | GROSS RENT PTS | FAM UNIT PTS | LEVR'GE PTS | CRA PTS | SITE PTS | SERV PTS | NC PTS | BLDG METHD PTS | PNLTY PTS | TOTAL PTS EARNED | TIE-BRKR | REQUST'D AMOUNT | RECOM'D AMOUNT | 2001 CARRY FRWD |
|---|-----------|--------------------|-------------|----------|----------------|---------------|-------------|------------------|-------------------|--------------------|----------------|------------|-------------|-------------|-----------|----------------------|--------------|------------------------|----------|--------------------|-------------------|--------------------|
| 03-060 | CSCDA | Walnut Grove Apts. | Lake | Senior | 0 | 30 | 10 | 10 | 5 | 0 | 10 | 0 | 7.5 | 5 | 10 | 7 | 0 | 94.5 | \$84,407 | \$4,980,000 | \$4,980,000 | \$0 |
| 03-056 | CSCDA | Oroville Apts. | Butte | Family | 20 | 26 | 10 | 0 | 5 | 5 | 10 | 0 | 0 | 0 | 0 | 2 | 0 | 78 | \$25,806 | \$1,600,000 | \$1,600,000 | \$0 |
| 03-057 | CSCDA | Willow Oaks Apts. | Glenn | Family | 20 | 25 | 10 | 0 | 5 | 0 | 10 | 0 | 5 | 0 | 0 | 2 | 0 | 77 | \$27,667 | \$1,660,000 | \$1,660,000 | \$0 |
| Tentative Total - QRRP Rural Project Pool | | | | | | | | | | | | | | | | | | | | \$8,240,000 | \$8,240,000 | \$0 |

The following Rural Project Application was WITHDRAWN by the applicant.

| | | | | | | | | | | | | | | | | | | | | | | |
|--------|--------------|-----------------------|--------|--------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-----|-------------|--|--|
| 03-040 | Anderson PFA | SEASONS at Los Robles | Shasta | Senior | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$2,850,000 | | |
|--------|--------------|-----------------------|--------|--------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-----|-------------|--|--|

MIXED INCOME POOL: \$66,400,000 available in Round 1*

| APPL# | APPLICANT | PROJECT NAME | PROJECT Co. | MFH TYPE | AT-RISK PTS | AFFORD PTS | TERM PTS | RENT COMP PTS | GROSS RENT PTS | FAM UNIT PTS | LEVR'GE PTS | CRA PTS | SITE PTS | SERV PTS | NC PTS | BLDG METHD PTS | PNLTY PTS | TOTAL PTS EARNED | TIE-BRKR | REQUST'D AMOUNT | RECOM'D AMOUNT | 2001 CARRY FRWD |
|--|-----------------------------|-----------------------------------|----------------|-----------|----------------|---------------|-------------|------------------|-------------------|--------------------|----------------|------------|-------------|-------------|-----------|----------------------|--------------|------------------------|-----------|--------------------|-------------------|--------------------|
| 03-070 | CSCDA | Wilshire Court | Los Angeles | Family | 0 | 6 | 10 | 10 | 5 | 0 | 10 | 10 | 10 | 10 | 10 | 7 | 0 | 78 | \$812,500 | \$32,500,000 | \$32,500,000 | \$0 |
| 03-053 | CSCDA | Oakmont of Chino Hills | San Bernardino | Senior/AL | 0 | 6 | 10 | 10 | 5 | 0 | 4 | 0 | 2.5 | 10 | 10 | 7 | 0 | 64.5 | \$629,167 | \$15,100,000 | \$15,100,000 | \$0 |
| 03-007 | ABAG | Vendome Place Apts. | Santa Clara | Family | 0 | 6 | 10 | 10 | 5 | 0 | 0 | 0 | 7.5 | 10 | 10 | 2 | 0 | 60.5 | \$964,285 | \$13,500,000 | \$13,500,000 | \$0 |
| 03-021 | HA of the Co. of Sacramento | Carlton Plaza of Sacramento Apts. | Sacramento | Senior/AL | 0 | 6 | 10 | 6.4 | 0 | 0 | 4.4 | 0 | 7.5 | 10 | 10 | 0 | 0 | 54.3 | \$538,641 | \$14,000,000 | \$0 | \$0 |
| Tentative Total - QRRP Mixed Income Pool | | | | | | | | | | | | | | | | | | | | \$75,100,000 | \$61,100,000 | \$0 |

GENERAL POOL: \$349,610,743 available in Round 1*

| APPL# | APPLICANT | PROJECT NAME | PROJECT Co. | MFH TYPE | AT-RISK PTS | AFFORD PTS | TERM PTS | RENT COMP PTS | GROSS RENT PTS | FAM UNIT PTS | LEVR'GE PTS | CRA PTS | SITE PTS | SERV PTS | NC PTS | BLDG METHD PTS | PNLTY PTS | TOTAL PTS EARNED | TIE-BRKR | REQUST'D AMOUNT | RECOM'D AMOUNT | 2001 CARRY FRWD |
|-------------------------------------|-----------------------------------|---|---------------|-----------|----------------|---------------|-------------|------------------|-------------------|--------------------|----------------|------------|-------------|-------------|-----------|----------------------|--------------|------------------------|-----------|--------------------|-------------------|--------------------|
| 03-036 | CalHFA | Skyline Village | Los Angeles | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 15 | 10 | 10 | 10 | 5 | 0 | 125 | \$30,486 | \$2,195,000 | \$2,195,000 | \$0 |
| 03-035 | CalHFA | Corralitos Creek Apts. | Santa Cruz | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 15 | 7.5 | 10 | 10 | 6 | 0 | 123.5 | \$115,079 | \$7,250,000 | \$7,250,000 | \$0 |
| 03-009 | HA of the Co. of Los Angeles | Havenhurst Apts. | Los Angeles | Family/SN | 0 | 35 | 10 | 10 | 5 | 0 | 10 | 15 | 7.5 | 10 | 10 | 7 | 0 | 119.5 | \$126,086 | \$2,900,000 | \$2,900,000 | \$0 |
| 03-013 | Ci. of Carlsbad | Mariposa Apts. (aka Calavera Hills Afford. Apts.) | San Diego | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 0 | 7.5 | 10 | 10 | 7 | 0 | 109.5 | \$77,210 | \$8,107,000 | \$8,107,000 | \$0 |
| 03-063 | CSCDA | Vista Montana Apts. | Santa Cruz | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 10 | 7.5 | 0 | 10 | 7 | 0 | 109.5 | \$84,615 | \$11,000,000 | \$10,281,214 | \$718,786 |
| 03-072 | CSCDA | Holly Tree Village Apts. | Los Angeles | Family | 0 | 33 | 10 | 10 | 5 | 0 | 10 | 15 | 7.5 | 0 | 10 | 7 | 0 | 107.5 | \$163,608 | \$20,123,773 | \$20,123,773 | \$0 |
| 03-015 | Ci. of Carlsbad | The Affordable Housing at the Greens Apts. | San Diego | Family | 0 | 35 | 10 | 10 | 5 | 5 | 8.5 | 0 | 5 | 10 | 10 | 7 | 0 | 105.5 | \$112,360 | \$20,000,000 | \$20,000,000 | \$0 |
| 03-065 | CSCDA | Benicia Point Apts. | Solano | Family | 0 | 26 | 10 | 10 | 5 | 5 | 10 | 0 | 10 | 10 | 10 | 7 | 0 | 103 | \$134,091 | \$7,375,000 | \$7,375,000 | \$0 |
| 03-033 | EI Monte CRA | Pacific Towers Senior Apts. | Los Angeles | Senior | 0 | 25 | 10 | 0 | 5 | 0 | 10 | 15 | 10 | 10 | 10 | 7 | 0 | 102 | \$65,000 | \$6,500,000 | \$6,500,000 | \$0 |
| 03-026 | Ci. of San Jose | Cherryview Senior Apts. | Santa Clara | Senior | 0 | 35 | 10 | 10 | 5 | 0 | 10 | 0 | 5 | 10 | 10 | 7 | 0 | 102 | \$66,800 | \$8,350,000 | \$8,350,000 | \$0 |
| 03-058 | CSCDA | Westgate Courtyards Apts | Santa Barbara | Family | 0 | 35 | 10 | 6.4 | 5 | 5 | 2 | 15 | 2.5 | 10 | 10 | 1 | 0 | 101.9 | \$4,951 | \$1,000,000 | \$1,000,000 | \$0 |
| 03-059 | CSCDA | Pujol Street Senior Apts. | Riverside | Senior | 0 | 30 | 10 | 10 | 5 | 0 | 10 | 10 | 10 | 5 | 10 | 1 | 0 | 101 | \$49,231 | \$3,200,000 | \$3,200,000 | \$0 |
| 03-010 | HA of the Co. of Los Angeles | Potrero Senior Housing | Los Angeles | Senior | 0 | 35 | 10 | 10 | 5 | 0 | 10 | 0 | 7.5 | 5 | 10 | 7 | 0 | 99.5 | \$69,231 | \$3,600,000 | \$3,600,000 | \$0 |
| 03-049 | RDA of the Ci. of Sacramento | Ping Yuen Center Apts. | Sacramento | Senior | 0 | 30 | 10 | 10 | 5 | 0 | 10 | 10 | 7.5 | 10 | 0 | 7 | 0 | 99.5 | \$89,111 | \$7,218,000 | \$7,218,000 | \$0 |
| 03-066 | CSCDA | Camino del Sol Senior Apts. | Ventura | Family | 0 | 25 | 10 | 10 | 5 | 0 | 0 | 10 | 7.5 | 10 | 10 | 7 | 0 | 94.5 | \$86,864 | \$10,250,000 | \$10,250,000 | \$0 |
| 03-051 | RDA of the Ci. & Co. of San Fran. | Herald Hotel Apts. | San Francisco | Family | 10 | 26 | 10 | 0 | 5 | 0 | 0 | 15 | 10 | 10 | 0 | 7 | 0 | 93 | \$102,778 | \$7,400,000 | \$7,400,000 | \$0 |
| 03-037 | CalHFA | Sierra Madre Senior Housing Apts. | Los Angeles | Senior | 0 | 32 | 10 | 10 | 5 | 0 | 10 | 0 | 10 | 5 | 10 | 0 | 0 | 92 | \$46,667 | \$2,760,000 | \$2,760,000 | \$0 |
| 03-027 | Ci. of San Jose | Turnleaf Apts. | Santa Clara | Family | 0 | 25 | 10 | 0 | 5 | 0 | 10 | 15 | 7.5 | 10 | 0 | 7 | 0 | 89.5 | \$101,258 | \$15,290,000 | \$15,290,000 | \$0 |
| 03-068 | CSCDA | Almond Tree Village Apts. | Los Angeles | Family | 0 | 17 | 10 | 10 | 5 | 0 | 0 | 10 | 10 | 10 | 10 | 7 | 0 | 89 | \$165,648 | \$28,657,153 | \$28,657,153 | \$0 |
| 03-025 | Ci. of San Jose | Cinnabar Commons Apts. | Santa Clara | Family | 0 | 30 | 10 | 9.4 | 5 | 0 | 10 | 0 | 7.5 | 0 | 10 | 7 | 0 | 88.9 | \$106,584 | \$25,900,000 | \$25,900,000 | \$0 |
| 03-038 | CalHFA | Noble Tower Apts. | Alameda | Senior | 0 | 30 | 10 | 7.6 | 5 | 0 | 0 | 15 | 10 | 10 | 0 | 0 | 0 | 87.6 | \$95,644 | \$18,555,000 | \$18,555,000 | \$0 |
| 03-048 | Ci. of Los Angeles | Asbury Apts. | Los Angeles | Family | 0 | 22 | 10 | 8.1 | 5 | 0 | 10 | 10 | 10 | 10 | 0 | 1 | 0 | 86.1 | \$99,966 | \$5,898,000 | \$5,898,000 | \$0 |
| 03-030 | Co. of Contra Costa | Creek View Apts. (formerly Windemere Apts.) | Contra Costa | Family | 0 | 34 | 10 | 10 | 5 | 0 | 0 | 0 | 0 | 10 | 10 | 7 | 0 | 86 | \$83,095 | \$29,000,000 | \$27,670,000 | \$1,330,000 |
| 03-011 | HA of the Co. of Los Angeles | Castaic Lake Senior Apts. | Los Angeles | Senior | 0 | 34 | 0 | 3.2 | 5 | 0 | 8.2 | 0 | 7.5 | 10 | 10 | 7 | 0 | 84.9 | \$62,416 | \$9,300,000 | \$9,300,000 | \$0 |
| 03-055 | CSCDA | Orchard Park Apts. | Riverside | Family | 20 | 30 | 10 | 0 | 5 | 0 | 0 | 0 | 10 | 0 | 0 | 7 | 0 | 82 | \$50,704 | \$7,200,000 | \$7,200,000 | \$0 |
| 03-052 | Co. of Contra Costa | Hidden Cove Apts. | Contra Costa | Family | 10 | 30 | 10 | 0 | 5 | 0 | 0 | 15 | 5 | 0 | 0 | 7 | 0 | 82 | \$86,046 | \$7,400,000 | \$7,400,000 | \$0 |
| 03-054 | CSCDA | Tyrella Gardens Apts. | San Mateo | Family | 0 | 35 | 10 | 5 | 5 | 0 | 10 | 0 | 5 | 10 | 0 | 2 | 0 | 82 | \$112,727 | \$6,200,000 | \$6,200,000 | \$0 |
| 03-071 | CSCDA | Heritage Park at Arcadia Senior Apts. | Los Angeles | Senior | 0 | 35 | 10 | 10 | 5 | 0 | 0 | 0 | 7.5 | 0 | 10 | 2 | 0 | 79.5 | \$113,208 | \$6,000,000 | \$6,000,000 | \$0 |
| 03-034 | CalHFA | Branham Lane Family Apts. | Santa Clara | Family | 0 | 35 | 10 | 0 | 5 | 0 | 10 | 0 | 7.5 | 0 | 10 | 2 | 0 | 79.5 | \$144,885 | \$25,210,000 | \$25,210,000 | \$0 |
| 03-050 | ABAG | The Surf Apts. | Alameda | Family | 0 | 28 | 10 | 0.7 | 5 | 0 | 10 | 0 | 10 | 10 | 0 | 2 | 0 | 75.7 | \$105,000 | \$3,675,000 | \$3,675,000 | \$0 |
| 03-061 | CSCDA | Los Padres Apts. | Monterey | Family | 0 | 20 | 10 | 10 | 5 | 0 | 10 | 0 | 10 | 10 | 0 | 0 | 0 | 75 | \$65,549 | \$10,750,000 | \$10,750,000 | \$0 |
| 03-064 | CSCDA | Channel Island Park Apts. | Ventura | Family | 0 | 35 | 10 | 10 | 5 | 0 | 0 | 0 | 7.5 | 0 | 0 | 7 | 0 | 74.5 | \$9,667 | \$14,500,000 | \$14,500,000 | \$0 |
| 03-062 | CSCDA | Breezewood Apts. | Riverside | Family | 0 | 25 | 10 | 10 | 5 | 0 | 10 | 0 | 10 | 0 | 0 | 0 | 0 | 70 | \$45,962 | \$7,170,000 | \$7,170,000 | \$0 |
| 03-016 | HA of the Ci. of Anaheim | Silver Pines Apts. (tb renamed Avondale Apts.) | Orange | Family | 0 | 28 | 10 | 0 | 5 | 0 | 0 | 0 | 10 | 0 | 0 | 7 | 0 | 60 | \$81,923 | \$21,300,000 | \$0 | \$0 |
| Tentative Total - QRRP General Pool | | | | | | | | | | | | | | | | | | | | \$371,233,926 | \$347,885,140 | \$2,048,786 |

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|-------|-----------|--------------|-------------|----------|----------------|---------------|-------------|------------------|-------------------|--------------------|----------------|------------|-------------|-------------|-----------|----------------------|--------------|------------------------|----------|--------------------|-------------------|--------------------|
|-------|-----------|--------------|-------------|----------|----------------|---------------|-------------|------------------|-------------------|--------------------|----------------|------------|-------------|-------------|-----------|----------------------|--------------|------------------------|----------|--------------------|-------------------|--------------------|

The following General Pool Project Applications were WITHDRAWN by the applicants.

| | | | | | | | | | | | | | | | | | | | | | | |
|--------|----------------------------|--------------------------|-----------|--------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-----|--------------|--|
| 03-067 | CSCDA | Canterra Family Apts. | Riverside | Family | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$13,750,000 | |
| 03-014 | HA of the Ci. of San Diego | Rancho del Norte Apts. | San Diego | Family | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$8,763,000 | |
| 03-069 | CSCDA | The Rose of Sharon Apts. | Alameda | Senior | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$7,500,000 | |

* At the January CDLAC meeting staff recommended, and the Committee approved, \$418 million to be reserved for the Mixed Income Pool. Staff's recommendation was not consistent with the CDLAC Procedures Section 4.II.B that states the Committee will determine the amount to be made available in the Mixed Income Pool "not to exceed 25% of the Qualified Residential Rental Project Pool". Staff is now recommending that the pool amounts be revised so that the commencement of the 2003 allocation process is consistent with the Procedures. At the March CDLAC meeting, staff intends to recommend the transfer of \$59 million from the Mixed Income Pool to the General Pool, which is necessary to meet the Procedures requirement that the Mixed Income Pool be no more than 25% of the Rental Project Pool. Should the Committee approve this recommendation, staff intends to recommend award of allocation to all General Pool projects scoring 70 points or more in the current round.

** Project is to be placed on a waiting list to be considered in the third round to the extent that allocation is available after the award of allocation to all higher scoring projects. Wait-listed projects are encouraged to try to improve their scores and re-apply in the 2nd and/or 3rd allocation rounds to increase the likelihood of an award of allocation to the project. Any wait-listed project that reapplies in a future round will be removed from the waiting list.